



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: May 15, 2014

LAND USE NUMBER: LUA14-000568, SHPL-A

PROJECT NAME: Merlino Short Plat

PROJECT DESCRIPTION: The applicant is requesting to subdivide two parcels totaling approximately 160,943 square feet (3.69 acres) into seven single family lots and one tract (Critical Area Tract A) in the Residential-8 (R-8) zone, resulting in a density of 1.9 dwelling units per acre. The site is located southwest of the intersection of South 7th Street and Cedar Avenue South in Renton, Washington. The proposed lots would range in size from 6,595 square feet to 7,989 square feet. The proposed lots would be accessed via private driveways from Cedar Ave S. The project site is roughly 1.5 acres in size and is currently covered in grass. The site was mass graded as part of the I-405 project, so there will be no clearing and minimal grading to construct seven single family lots, stormwater vault and associated utilities. One combined detention and water quality treatment vault will be located at the south end of Cedar Ave S in the cul-de-sac. Half street frontage improvements will be constructed on the west side of Cedar Ave S. The site contains sensitive areas, such as coal mine hazards, erosion hazards, steep slopes, and landslide hazards. The applicant submitted a Technical Information Report, Geotechnical Engineering Services Critical Areas Report, Coal Mine Hazard Assessment, and an exception through a waiver under RMC 4-3-050J.5.d for the placement of a wedge-shaped sliver fill and part of a retaining wall within the protected slope area on proposed Tract A.

PROJECT LOCATION: 700-800 Block of Cedar Ave. S./PID 202305-9085 and 000720-0194

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: April 28, 2014

NOTICE OF COMPLETE APPLICATION: May 14, 2014

APPLICANT/PROJECT CONTACT PERSON: Jim Blais/Merlino Land Development/5050 1st Ave, Ste 102/Seattle, WA 98134

Permits/Review Requested: Environmental (SEPA) Review, SHPL-A

Location where application may be reviewed: Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

CONSISTENCY OVERVIEW:
Zoning/Land Use: The subject site is designated **Residential Single Family** on the City of Renton Comprehensive Land Use Map and **8 DU/AC** on the City's Zoning Map.

Environmental Documents that Evaluate the Proposed Project: Environmental (SEPA) Checklist

Development Regulations Used For Project Mitigation: The project will be subject to the City's SEPA ordinance, and other applicable codes and regulations as appropriate.

Comments on the above application must be submitted in writing to Clark Close, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on May 29, 2014. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Clark Close, Associate Planner; Tel: (425) 430-7289; Eml: CCclose@Rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

